

INDEX: 3.0 Acre lot as part of Cleveland Tract in S28,T3S,R7W Hernando

MGN 9810154507
S&M File 02-1069

SUBSTITUTION OF TRUSTEE

WHEREAS, on November 1, 2000, CLYDE R WIGGINS and SUE M WIGGINS, Husband and Wife, executed a certain deed of trust to William F. Jones, Trustee for the benefit of UNION PLANTERS BANK, NATIONAL ASSOCIATION which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 1269, Page 40, and recorded in the aforesaid Chancery Clerk's Office and being secured by real property being more particularly described as follows:

DESCRIPTION OF A 3.0 ACRE LOT AS PART OF THE CLEVELAND TRACT IN SECTION 28, TOWNSHIP 3 SOUTH; RANGE 7 WEST; HERNANDO, DESOTO COUNTY, MISSISSIPPI.

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 7 WEST; THENCE NORTH 85 DEGREES 30 MINUTES EAST 346.76 FEET ALONG CLEVELAND ROAD TO THE SOUTHWEST CORNER OF THE BROADWAY 3.0 ACRE LOT; THENCE NORTH 4 DEGREES 30 MINUTES WEST 420.0 FEET ALONG THE WEST LINE OF THE BROADWAY LOT AND THE PROJECTION THEREOF TO A POINT; THENCE SOUTH 85 DEGREES 30 MINUTES WEST 346.86 FEET TO A POINT IN THE WEST LINE OF THE CLEVELAND TRACT; THENCE SOUTH 4 DEGREES 18 MINUTES EAST 420.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.34 ACRES MORE OR LESS. LESS AND EXCEPT THE RIGHT-OF-WAY FOR CLEVELAND ROAD, LEAVING A NET ACREAGE OF 3.0 ACRES MORE OR LESS. ALL BEARINGS ARE MAGNETIC.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust referenced above; and

WHEREAS, Union Planters Mortgage, Inc. FKA Union Planters PMAC, Inc. f/k/a Magna Mortgage Company pursuant to the provisions of the aforesaid Deed of Trust and for reasons satisfactory to itself, has elected to substitute J. Gary Massey as Trustee in and for the above described deed of trust and the indebtedness secured thereby; and

NOW THEREFORE, Union Planters Mortgage, Inc. FKA Union Planters PMAC, Inc. f/k/a Magna Mortgage Company, the present owner and holder of the above described deed of trust, acting by and through its duly authorized officers, does hereby substitute and appoint J. Gary Massey as Trustee in the place and stead of the current trustee and does hereby confer upon the said J. Gary Massey full and complete power to execute said trust as Trustee as provided by the terms of the aforesaid deed of trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Housing and Urban Development or the Secretary of Veterans Affairs, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's deed that the undersigned has requested transfer of its bid to grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

STATES, DESOTO CO.

JUL 29 12 49 PM '02

BK 1537 PG 705
W.E. DAVIS CH. CLK.

WITNESS THE EXECUTION HEREOF by the aforesaid corporation acting by and through its duly authorized officers, this the 24th day of July 2002.

Union Planters Mortgage, Inc f/k/a
UNION PLANTERS PMAC, Inc. f/k/a
Magna Mortgage Company

BY: Susan Pittman
TITLE: Susan Pittman, Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Susan Pittman, personally known to me to be the Vice President of the within named UNION PLANTERS MORTGAGE, * who acknowledged that (s)he signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said corporation and as its own act and deed, (s)he having been first duly authorized so to do.

*Inc. f/k/a Union Planters PMAC, Inc f/k/a Magna Mortgage Company

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE this the 24th day of July 2002.

Heather L. Copeland
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 15, 2003

Prepared by:

J. Gary Massey, Substitute Trustee
AmSouth Bank Building

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sub2.mgn

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